

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada – Change of land use from Water Bodies & Recreational use to Residential use in D.No. 257(P) & 256(P) of Guntur Village, Reddypalem Gram Panchayat, Guntur Mandal and District to an extent of 19501.72 Sq.Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 144

Dated.01.04.2013

Read the following:-

- 1.From V.C., VGTMUDA, Divisional Office, Guntur,
Rc.No. E2-596/09, Dated: 21.04.2010, 21.08.2010 &
28.08.2012.
- 2.From Collector & District Magistrate, Guntur
Rc.No.4638/2010-D1, Dt.29.06.2012 addressed to VC,
VGTMUDA.
- 3.Govt.Memo No.8064/I2/2010, Dt.07.11.2012.
- 4.From V.C., VGTMUDA, Divisional Office, Guntur,
Rc.No. E2-596/09, Dated: 29.12.2012.

ORDER:

The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has informed that the Collector & District Magistrate, Guntur in his Ir.dt.29.06.2012 has stated that as per the report of the Executive Engineer, Irrigation Division, Guntur that the tank bund is surrounded by habitants with residences on all sides of tank bund and the Sy.No.257(P) is far away from tank bund on North side. A small stream is flowing on North side of the said site in D.No.258 and the proposed change of land use in S.No.256 & 257 of Reddypalem(V) is not falling in FTL of the tank and approximately above 10 feet to the water level & houses and is also above FTL and it is suitable for use to Residential purpose and requested the Government to consider the Change of land use from Water Bodies & Recreational use to Residential use.

2. Accordingly, as recommended by Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, the draft variation to the Zonal Development Plan of Guntur zone issued in Government memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.615, Part-I, dated.15.11.2012. No objections and suggestions have been received from the public within the stipulated period in the matter. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.1,52,900/- (Rupees One Lakh Fifty Two Thousand and Nine hundred only) towards development charges. Hence, the draft variation is confirmed.

3. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.04.04.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Vijayawada.
The District Collector, Guntur Dt.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.615, Part-I, dated.15.11.2012 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 19501.72 Sq.mts is falling in D.No.257(P) & 256(P) of Guntur Village, Reddypalem Grampanchayat, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Water Bodies and Recreational Use in the Zonal Development Plan of Guntur sanctioned in G.O.Ms.No. 688, M.A., dated.30.12.2006, is designated for Residential Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 03/2010/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The affected portion under 80' wide ZDP road has to be surrendered to the local body through registered gift deed.
8. Water Bodies use may be limited to the present tank area and the applicant shall leave green buffer after FTL of the tank as specified in AP Building Rules, 2012.
9. The owners of the lands covered by this change of land use shall pay the development charges as and when they apply for permission of layout/buildings.
10. That no drainage from the site under reference shall be let out into the vagu on Northern side.
11. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH	:Existing Vagu falling in D.No.258(P) of Guntur(V), Reddypalem Gram Panchayat, Guntur Mandal & District.
SOUTH	:Site falling in D.No.256(P), 257(P) and 247(P) of Guntur(V), Reddypalem Gram Panchayat, Guntur Mandal & District.
EAST	:Existing donka falling in D.No.280(P) of Guntur(V), Reddypalem Gram Panchayat, Guntur Mandal & District.
WEST	:Site falling in D.No.258(P), 256(P) of Guntur(V), Reddypalem Gram Panchayat, Guntur Mandal & District.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER